

**AGENDA
BOARD OF ZONING APPEALS
MAY 16, 2019
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the minutes of the February 21, 2019 meeting
3. Opening Remarks

**4. NEW BUSINESS
Docket No. 03-04-19
17886 Beach Road**

Stephen Jouriles, SNJ Design Studio, applicant requests the review and approval of two variances:

- Variance of two and one half (2.5) feet to place a wooden garage six (6) inches from the side property line, pursuant to section 1121.10(a).
- Variance of two and one half (2.5) feet to place a wooden porte-cochere six (6) inches from the side property line, pursuant to section 1121.07(a)(1).

The property is located in an R1L, Single Family and Low-Density district. This item was deferred administratively from the March meeting. **Per the applicant's request, the requests are withdrawn.**

**5. Docket No. 03-05-19
11818 Madison Avenue
GTI Ohio LLC**

Robert George, GTI Ohio LLC, property owner and applicant requests the review and approval of two variances:

- Variance of fifty-six (56) feet to place the primary structure sixty-one (61) feet from the public right of way, pursuant to section 1129.06.
- Variance of seven and one half (7.5) feet to place the primary structure two and one half (2.5) feet from the west side yard lot line which abuts a residential use (multifamily structure), pursuant to section 1129.06.

The property is located in a C3, Commercial and General Business district. This item was deferred administratively from the March meeting. **Per the applicant's request, the requests are withdrawn.**

**6. Docket No. 04-07-19
1210 West Clifton Boulevard**

Robert E. Dezort and Laura Ann E. Dezort, property owners and applicants request the review and approval of four variances in order to build a two and a half car garage with loft, gable roof, and dormer on the north side:

- Height of the proposed structure is calculated to be 16 feet, 7 inches (199 inches). Maximum allowable height of an accessory structure is 15 feet (180 inches). Request a variance to exceed the maximum allowable height of an accessory structure by one foot, seven inches (19 inches), pursuant to section 1121.05(b).
- Proposed garage will cover 525 sq. ft. of the rear yard. Maximum allowable rear lot coverage by accessory structures in 25% of the rear yard or 480 square feet, whichever is greater. Twenty-five (25 %) of the rear lot which is 492 square feet. Request a variance of 33 square feet. to exceed maximum rear lot coverage by 6.7% and allow 32% Rear lot Area Coverage by an accessory structure, pursuant to section 1121.09(c).
- Proposed structure one foot from the side property line on the south. Minimum required setback is three feet. Request a variance of two feet to locate wooden accessory structure one foot from side property line, pursuant to section 1121.10(a)(1).
- Proposed structure one foot from the rear property line on the west. Minimum required setback is three feet. Request a variance of two feet to locate wooden accessory structure one foot from side property line, pursuant to section 1121.10 (a).

The property is located in an R1M, Single Family and Medium Density district. Per the applicant's request, the requests are withdrawn.

7. Docket No. 05-08-19

17852 Cannon Avenue aka 1297 West Clifton Boulevard

Darren Mancuso, Relief Properties, applicant and property requests the review and approval of two variances:

- To exceed primary lot coverage by 16% for a total of 41% lot coverage, pursuant to section 1121.09(a) - maximum lot area coverage. To reduce the minimum sum of both combined side yards to 12'9", pursuant to section 1123.07 - minimum yard requirements for principal buildings.

Right-of-Way work needs to be to the satisfaction of the City Engineer. The property is located in an R2, Single and Two-Family district. (Page 3)

ADJOURN

Account: 101-0000-321. 30-02

REFERENCE No. PL19-002575

DOCKET No. 05-08-19

FEE PAID \$25.00 js cc

APPLICATION

BOARD OF ZONING APPEALS

Property Address 17852 Cannon Ave Property Owner Name Relief Properties Inc

Owner Phone 216-225-9474 Owner Address 20728 Carlton, Strongsville, OH 44149

Zoning _____ Parcel Number _____

Description of Request/Hardship lot coverage - an existing garage was demolished

& new attached garage to be added. Lot coverage similar to existing/ original.

Setback -existing west side of house is 7'-9" from property line. In order to fit a new useable sized garage

on east side with slope that is safe and does not require a retaining wall, the edge of the proposed

garage is 5'-2" from property line.

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.

(See calendar on page 2 for deadlines)


Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): Darren Mancuso Company Relief Properties Inc.

Applicant Address: 20728 Carlton, Strongsville, OH 44149

Phone: 216-225-9474 Fax: _____ E-mail: darren@reliefpropertiesinc.com

Signature:  Date: 5/1/19

Owner Signature (if different from Applicant): _____

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD.

SECTION

91-95, 15-15

1121.09 (a), 1123.07

3

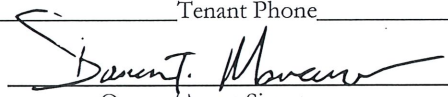
AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: Darren Mancuso
Property Address: 17852 Canon Ave
Owner/Agent Phone: 216-225-9474
Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

2019 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-02-19	Thursday	01-17-19	Thursday	01-17-19
February	Wednesday	02-06-19	Thursday	02-21-19	Thursday	02-21-19
March	Wednesday	03-06-19	Thursday	03-21-19	Thursday	03-21-19
April	Wednesday	04-03-19	Thursday	04-18-19	Thursday	04-18-19
May	Wednesday	05-01-19	Thursday	05-16-19	Thursday	05-16-19
June	Wednesday	06-05-19	Thursday	06-20-19	Thursday	06-20-19
July	Wednesday	07-03-19	Thursday	07-18-19	Thursday	07-18-19
August	Wednesday	07-31-19	Thursday	08-15-19	Thursday	08-15-19
September	Wednesday	09-04-19	Thursday	09-19-19	Thursday	09-19-19
October	Wednesday	10-02-19	Thursday	10-17-19	Thursday	10-17-19
November	Wednesday	11-06-19	Thursday	11-21-19	Thursday	11-21-19
December	Wednesday	12-04-19	Thursday	12-19-19	Thursday	12-19-19
January	Wednesday	12-31-20	Thursday	01-16-20	Thursday	01-16-20

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior to** the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **6:00 P.M.** in the **East Conference Room** (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

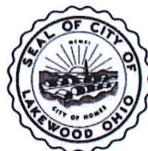
Review Meetings will commence at **6:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

EXHIBIT A
SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING
FOR A VARIANCE TO BE GRANTED,

The Practical Difficulty test requires that the Board **consider and weigh** the following factors:

- (1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;
- (2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;
- (3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);
- (4) Whether the variance(s) is substantial;
- (5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
- (6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
- (7) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and
- (9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power. All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application. No permits shall be issued unless submitted plans conform to those approved by the Board. In the event a deviation or modification exists between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.





DEPARTMENT OF PLANNING & DEVELOPMENT
BRYCE SYLVESTER, DIRECTOR

12650 Detroit Avenue • 44107 • (216) 529-6630
www.onelakewood.com

May Board of Zoning Appeals Review

17852 Cannon Avenue
Property Owner : Relief Properties

Proposal : To add a new attached garage to the primary structure and a new driveway access on West Clifton. The proposal increased the primary lot coverage above the allowable 25% and reduces the combined side yard setback below the allowable. Two variances will be required.

File History:

- a. Lakewood Architectural Board of Review (ABR) letter 8/22/16 Docket #08-83-16, (PL16-001887)
- b. Lakewood Board of Zoning Appeals (BZA) minutes of 9/15/16 meeting Docket #09-20-16 (PL16-001907)
- c. Lakewood ARB letter 5/17/17 Docket #05-47-17 (PL17-002061)
- d. Lakewood Housing & Building Div Certificate of Plan Approval P17-017581 dated 8/3/17
- e. Lakewood ARB 12/21/17 Docket #12-95-17 (PL17-002188)
- f. Lakewood BZA letter 1/2/18 Docket #12-44-17 (PL17-002192)
- g. Lakewood Housing & Building Div Certificate of Plan Approval P18-022265 dated 4/13/18
- h. Lakewood Building Permit P18-023707 dated 8/24/18
- i. Lakewood Housing & Building Div Certificate of Plan Approval P18-025176 dated 11/14/18

Engineering Comments:

- The two northern runs of 6" PVC storm pipe needs to be connected to the storm sewer main in the right of way. These cannot daylight to the slope or the street.
- Confirm that the sidewalk has the appropriate cross slopes through the driveway and down the hill. It can't follow the slope of the hillside. The plan now shows about 6" and 4" of cross slope in the sidewalk as it goes through the driveway.
- The city sidewalk standard drawing needs to be included on the plans. The City's clean out detail needs to be included in the plans (for the cleanout at the Right of Way). These are on the City's website. Engineering Dept. section
- Dandy Bags are prohibited in the City ROW. Must use ADS flex storm inlet protection.
- Add note: The Contractor shall contact Joe Schaller, PE (Lakewood Engineering Representative) when working in the ROW.
- Add note: The Contractor shall contact Joe Schaller, PE 440.537.8945 (Lakewood Engineering Representative) to observe the Contractor's dye test to confirm that the storm and sanitary laterals are properly connected.

6

At the time of permit, Engineering Fees for review and inspection will be required. \$825 total (\$325 for review and \$500 retainer for inspections).

Include an approval stating that the ROW work needs to be to the satisfaction of the City Engineer

Thanks,

Mark

Variance Requests

Variance Request 1:

The proposal would attach a garage to the primary structure and increase the primary lot coverage from 25% to 41%. The lot size is 5,822 SF, 25% of the lot is 1455.5 SF. The addition of a garage to the primary structure increases the coverage to 1,690 SF which is 234.5 SF or 16% more than the allowed 25%. Request a variance to exceed primary lot coverage by 16% for a total of 41% lot coverage. ROW work needs to be to the satisfaction of the City Engineer

1121.09(a) Ord 91-95 passed 10-7-96

Variance Request 2:

The proposal would decrease the side yard on the west side of the property to 5'2". The existing side yard on the east side of the building is 7'9" for a combined total of 12'9". The minimum side yards allowed are 5 FT on each side and the total must be no less than 15 FT. Request a variance to reduce the minimum sum of both combined side yards to 12'9". ROW work needs to be to the satisfaction of the City Engineer

1123.07 (ORD 15-15 passed 9-21-2015)



Michelle Nocht, AICP
City Planner
City of Lakewood

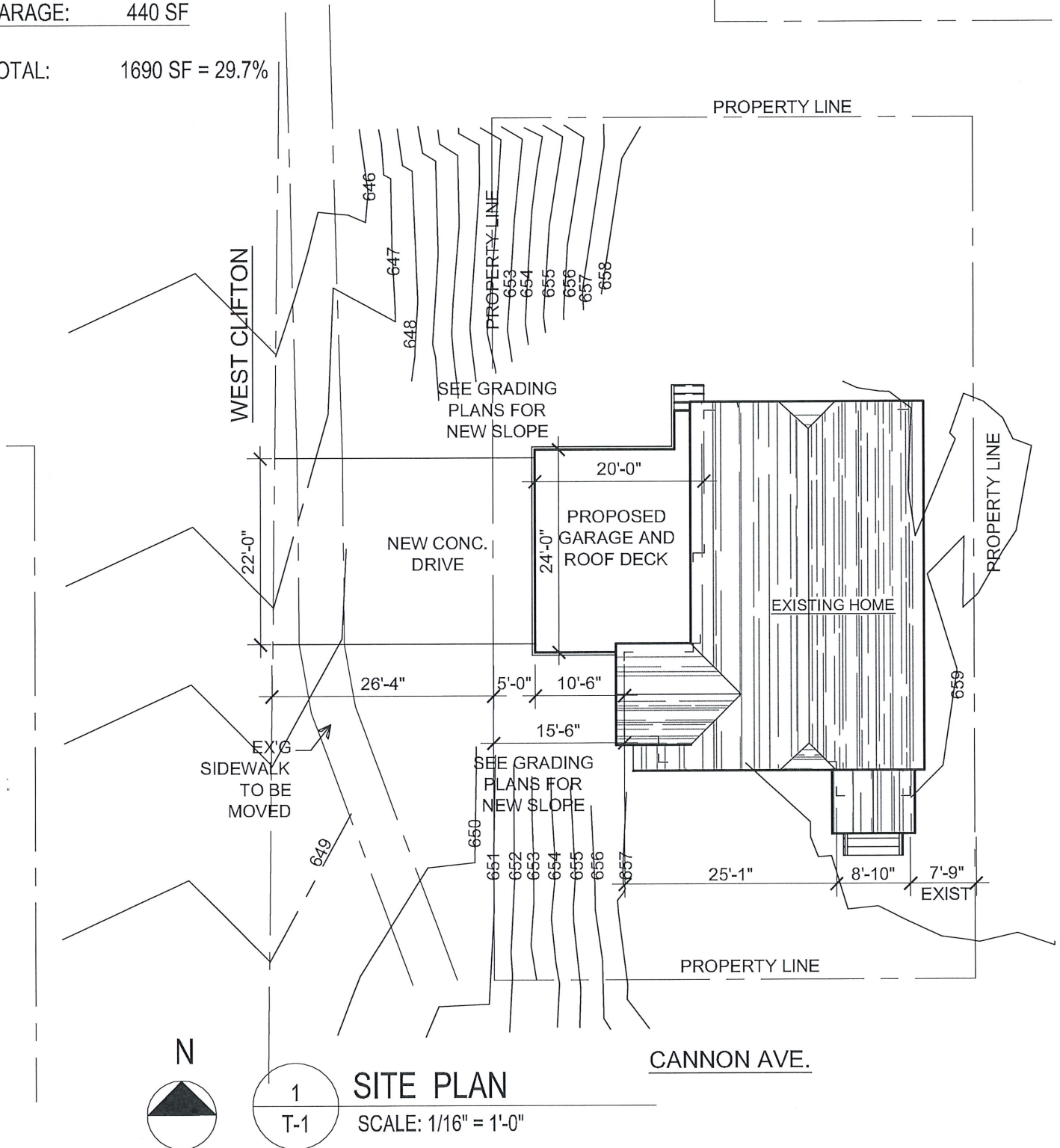
LOT AREA: 5822 SF

BUILDING: 1250 SF

GARAGE: 440 SF

TOTAL: 1690 SF = 29.7%

ADJACENT APARTMENT BUILD



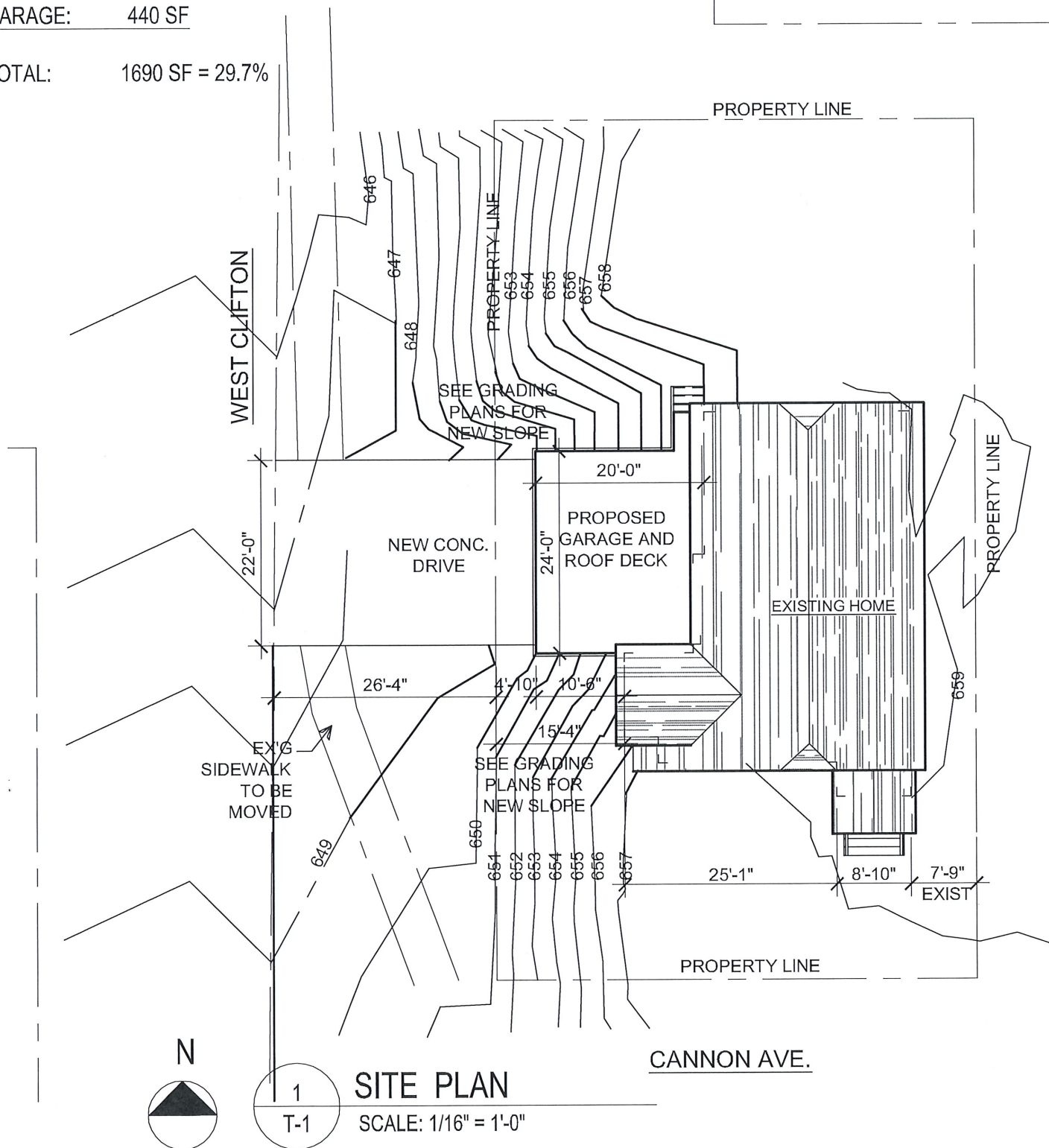
LOT AREA: 5822 SF

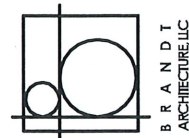
BUILDING: 1250 SF

GARAGE: 440 SF

TOTAL: 1690 SF = 29.7%

ADJACENT APARTMENT BUILD





RELIEF PROPERTIES INC
17852 CANNON
4/30/19

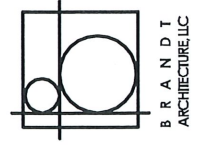
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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A-3

10



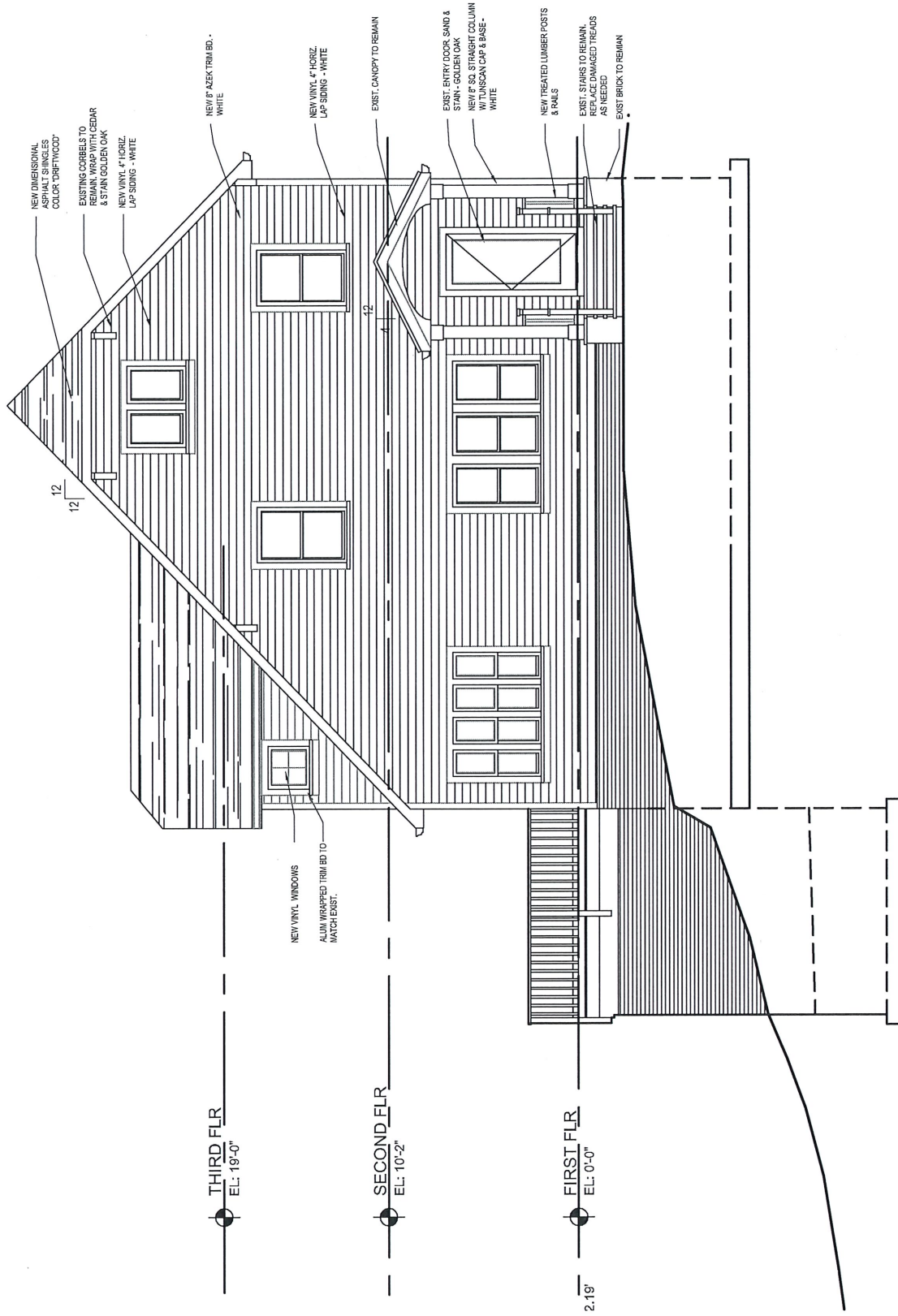
RELIEF PROPERTIES INC
17852 CANNON
4/30/19

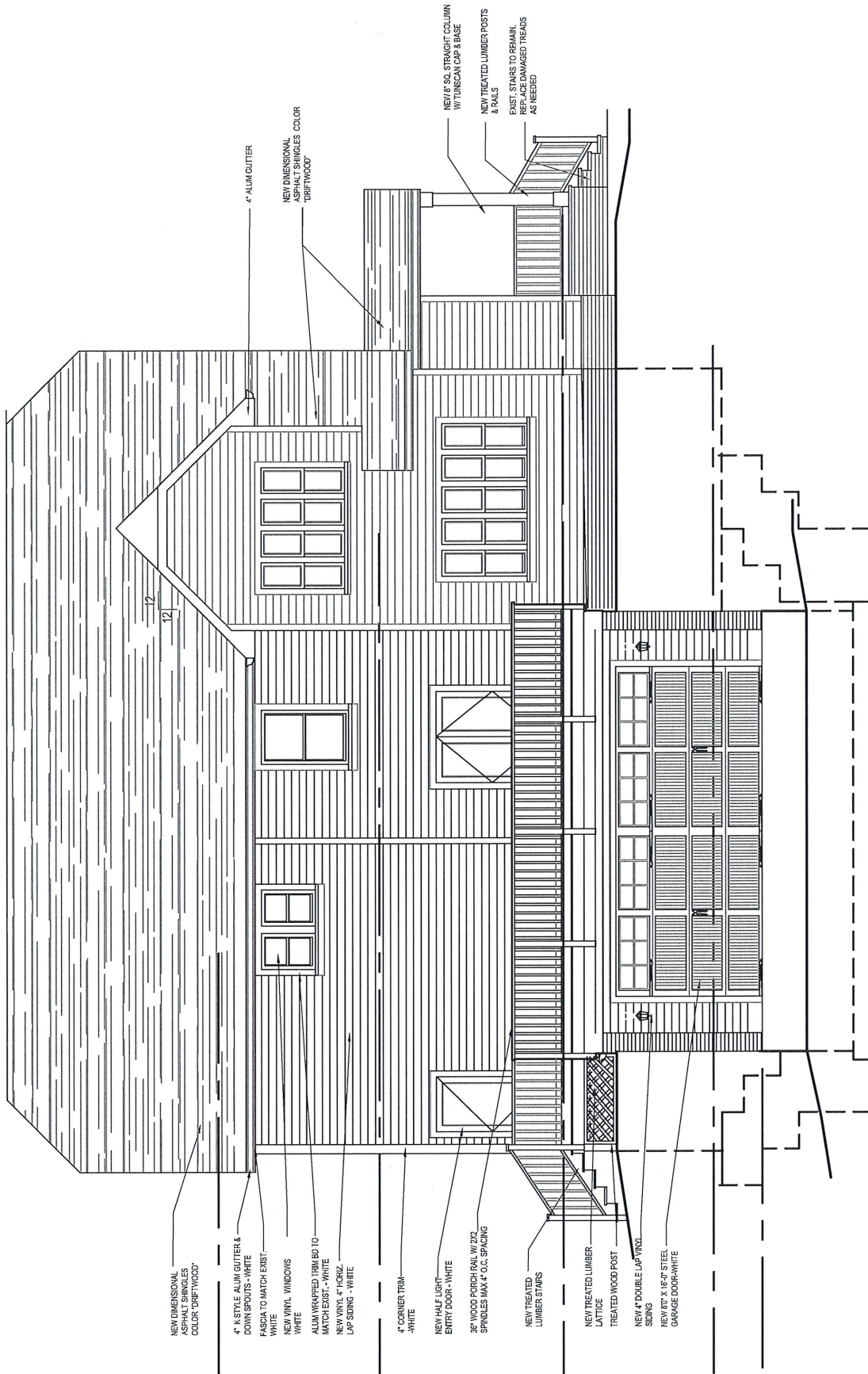
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

A-3



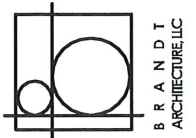


1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

A-3



RELIEF PROPERTIES INC
17852 CANNON
4/30/19

BRANDT
ARCHITECTURE LLC